

RSMPOC Bartlett Yard RFP - 1st Draft - Expanded Use & Design Guidelines

May 8, 2006

The following draft is based on the two Bartlett Yard Community Workshops and has been reformatted to follow the form of the P-3 Request for Proposals (RFP) template and the final RFP including specific goals for Development Use and Urban Design.

4.2 MBTA Bartlett Yard Urban Design Guidelines

5/3/06 – Revise to reflect MBTA Bartlett Yard Community Workshop Use & Design Guideline recommendations, see Expanded Use & Design Guidelines.

The RSMPOC and area community envision the redeveloped Bartlett Yard site as a compact, complete community with a diverse mix of homes, apartments, retail and community services. Following are specific Use and Urban Design Guidelines based on meetings and workshops held in the Roxbury Community in the last year. The guidelines are intended to assist respondents to this RFP in crafting proposals that fulfill community expectations for redevelopment of the Bartlett Yard site.

4.2.1 Connectivity & Neighborhood Structure

A. Access

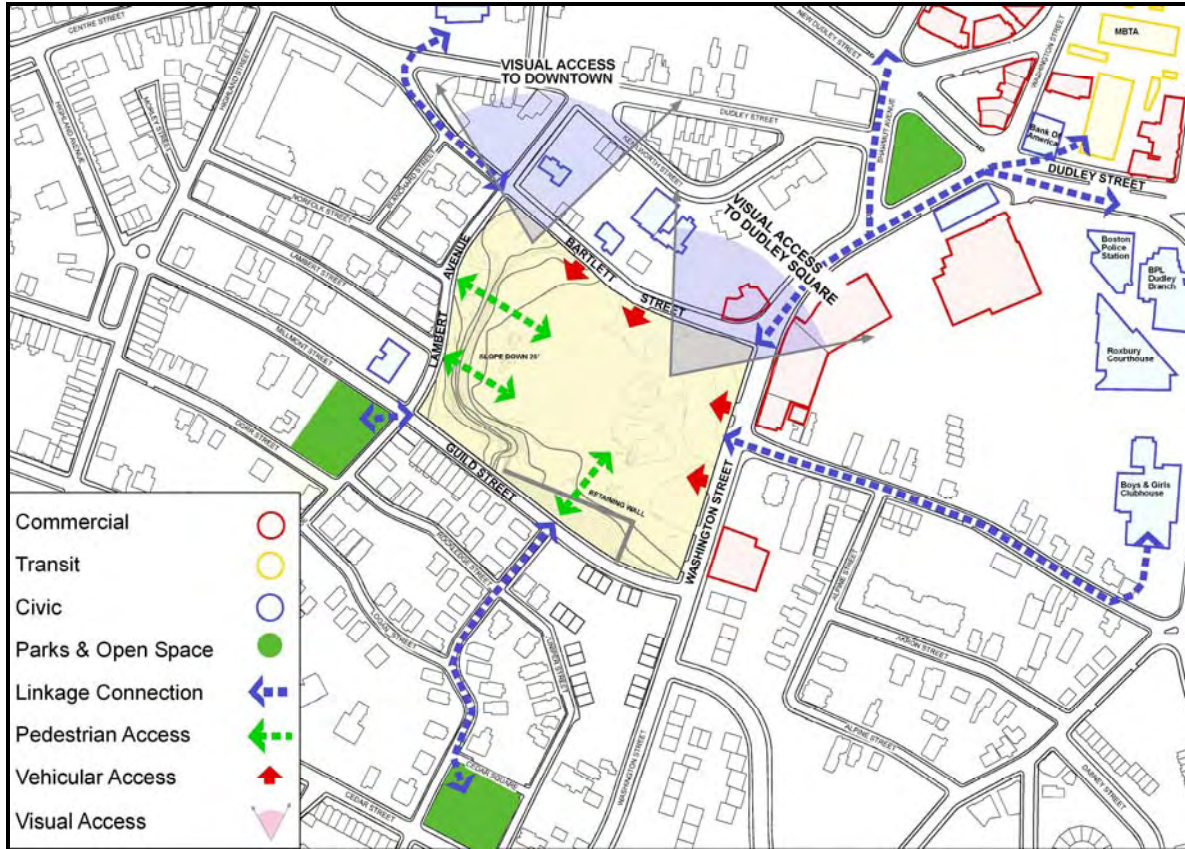
1. Site access

- All four edges of the site should provide pedestrian access including the use of steps and overlooks. Access locations should build on the existing network of streets and paths and provide for safe pedestrian movement on and around the site.
- Principal vehicle access into and off of the site should be via Washington and Bartlett Streets.
- Service and truck access should be from Washington St and generally limited to the front of the site.

2. Parking and loading

- Loading areas should be internal to commercial buildings and include screening and landscaping to improve the appearance.
- New development should employ a range of parking solutions including residential driveways, on-street parking, and parking garages. Surface parking lots should be fully landscaped, limited in size, and limited to commercial uses only.
- Commercial parking should be located close to Washington St.

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ACCESS

Enhance the Project Site's visual and physical connectivity

B. Connectivity

1. Street and roadway network

- New roadways should extend the neighborhood network of streets servicing the area in to the site and reflect the character and scale of adjacent streets.
- Where possible, new and modified existing roadways should be sized and configured so as to improve traffic circulation surrounding the Bartlett Yard site.
- The selected developer will be required to complete a comprehensive traffic study analyzing the vehicular impacts of new uses at the Bartlett Yard site and to implement actions to minimize private automobile and truck uses and related adverse impacts.

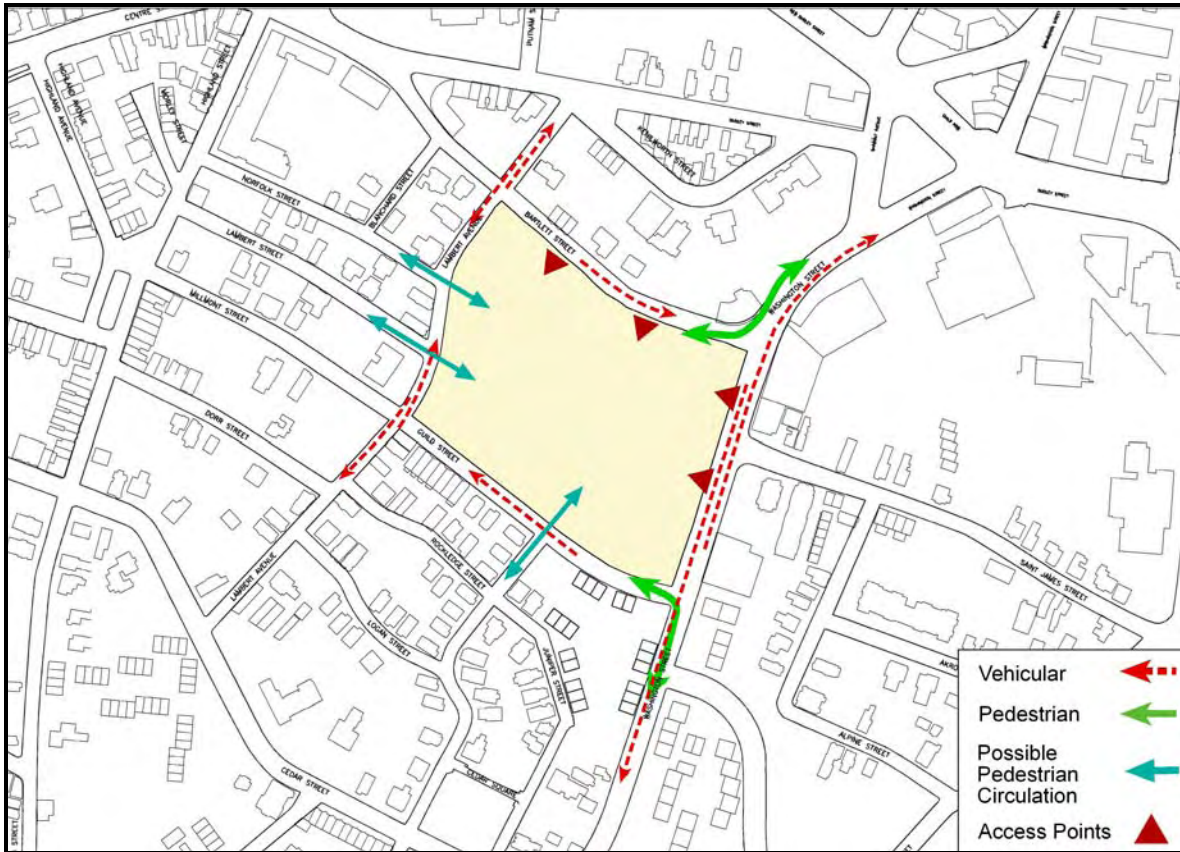
2. Pedestrian pathway network

- New pathways should extend the neighborhood network of pedestrian pathways in to the site connecting the site with the surrounding area.
- New pathways should be inviting, well light and configured to allow for passive visual supervision. Build on the success of existing area pathways in the Hawthorn & Highland Park neighborhoods.
- Special consideration should be given to providing access at Guild and Lambert Ave for Highland Park residents wanting to cross diagonally to and from Washington St. and on to Dudley Sq.
- Pathways and sidewalks should include street furniture as follows:

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- Bus shelter appropriate and unique for Washington Street.
- Public bike racks for visitors
- Ornamental waste and recycling receptacles
- Benches or seating where appropriate
- A maintenance, management, and security plan should be provide for all new pathways.



CIRCULATION

Create efficient and safe vehicular circulation

C. Neighborhood Structure

1. Scale of site

- Reduce the scale of the site by introducing new roadways and pedestrian pathways so as to create a seamless transition through site.

2. Edge conditions

- Provide green strips (verge) between curbs and sidewalks and sidewalk plaza areas with tree plantings. Planting areas should be at least 3'-0" to 4'-0" wide and separate from sidewalk requirements.
- Consider non fruit-bearing versions of trees native to recall the fruit orchards that were once common in the area.
- New buildings along the site's edges should reflect and enhance the scale and characteristics of the existing neighborhood buildings.

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BUILT EDGE DIAGRAM

Building edges with use characteristics surrounding the development site.

4.2.2 Use & Density

A. Types of uses

1. Commercial uses and character

- Provide for ground floor retail and service business that will compliment new uses of the site and provide for the daily needs of the local community. Priority should be given to quality locally owned independent businesses that compliment but not compete with existing Dudley Square businesses.
- Noted retail and service uses include: drug store, hardware store, office supply, coffee shop, sit down restaurant, barber shop, dry-cleaners, shoe repair and small grocery store. Other noted commercial uses include: light/limited manufacturing, health clinic, community / youth center, and a community movie theater. Large format (big box) retail is not desired.

2. Housing types and character

- Provide for a range of residential building and unit types including: senior independent living and assisted living, young professional and family housing. Special

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consideration should be given to the community need for senior and / or progressive care housing.

- Focus on residential homeownership but include a mix of rental residential units.
- Provide for mixed income residential ownership and rental properties.

3. Use locations and configurations

- Retail, service, and commercial uses should front on Washington St. and be limited to that area of the site with active retail and service uses on the ground floor and other commercial uses limited to the second floor. The most substantial commercial uses should be oriented toward Dudley Square at the corner of Bartlett and Washington Streets.
- Commercial uses should with residential above.
- At Washington Street, new housing should be integrated into mixed use buildings on the upper stories of buildings.
- At the sides and interior of the site, provide a range of residential building types including row houses and town houses. New housing should fit in with existing neighborhood housing including architectural elements such as stoops, window bays, architectural cornices and metal work.

B. Range of densities

1. Street specific conditions

- Washington St: 4-6 story mixed use, residential over retail signature buildings. Use set backs to minimize building heights.
- Site Interior: 4-6 story buildings with open space.
- Guild St: 2-3 story row houses with front stoops.
- Lambert St: 2-3 story row houses with front stoops.
- Bartlett St: 2-3 story row houses toward the rear, larger toward the front.
- Site Interior: 6-7 story mixed use buildings with open space.

2. Site specific conditions

- Taller buildings should be limited to the Washington St. edge and adjacent interior of the site. Building shadow and view impacts on abutters should be minimized.
- Building heights should decrease from front to back and as the ground elevation rises.

C. Parking needs and locations

1. Parking needs – housing, commercial and other uses

- Provide for a mix of parking opportunities that recognizes the walk-ability of the neighborhood and access to public transit.
- Provided on-street parking for visitors and residents including Washington St.
- Parking ratios:
 - Residential: 0.75 to 1.5 spaces per unit, less for senior residential units.
 - Commercial: 0.75 to 1.5 spaces per 1,000 square feet of space.

2. Location and access

- Where possible provide adjacent residential unit specific parking. For larger residential buildings provide limited access structured or underground parking.

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- Retail parking should be limited and located close to business uses.

3. Characteristics of Parking - driveway, roadway, lots, structured garages

- New development should employ a range of parking solutions including residential driveways, on-street parking, and parking garages. Surface parking lots should be fully landscaped, limited in size, and limited to commercial uses only.
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4.2.3 Quality of Life & Sustainability

A. Quality of Life and Environmental conditions

1. Open space

- Use open space as a site feature and organizing element.
- All open spaces should have programmed and designed for specific uses.
- Provide contained play area(s) with play structure(s) suitable for children.
- Provide for a variety of public, shared, and private open spaces specific to new building types and uses (e.g. private yards behind row houses).



OPEN SPACE

Create a high-quality open space system for both the development and the neighborhood

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2. Views, air and water

- Maintain existing and create new view corridors from within and through the site.
- Configure buildings and site features to allow for the greatest amount of sunlight areas and minimal amount of deeply shadowed areas.

3. Site soils and remediation

- Redevelopment of the site must result in the remediation of any on site pollutants.

4. Green building and healthy home standards

- New buildings should be designed and constructed to minimize the adverse environmental and health impacts.
- Developer selection process should value commitments to green building outcomes including LEED Score and a goal of LEED certifiable design and construction.
- New buildings should be ultra-energy efficient so as to reduce the occupant utility expenses and minimize demand impacts on existing utility infrastructure.

5. Architectural and building standards

- New buildings should be of high quality design and feature architectural elements characteristic of the best existing buildings in the surrounding neighborhood.
- Building materials and construction should be of the highest quality on both exterior and interior of buildings. Materials should include brick masonry, cast stone, high quality windows, architectural metal work, and landscaping.

B. Economic sustainability

1. Community economic sustainability

- Job creation should be considered along with potential new uses.
- Recognize homeownership as a means of wealth creation.

2. Economic viability

- New development must remain economically strong over the long term and retain its value over time.